

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 28, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**28**

**SERVICING CAPACITY ALLOCATION STRATEGY  
INTERIM DISTRIBUTION REPORT  
WARDS 1, 3 AND 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, the Commissioner of Planning, the Director of Development / Transportation Engineering and the Interim Director of Planning and Director of Development Planning, dated April 29, 2014:**

**Recommendation**

The Commissioner of Engineering and Public Works, the Commissioner of Planning, the Director of Development / Transportation Engineering and the Interim Director of Planning and Director of Development Planning recommend:

1. THAT development applications identified by Files 19T-12V002 and 19T-12V009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 764 residential units (2,338 persons equivalent) subject to confirmation from York Region the Southeast Collector Sewer project remains on schedule and plan registration may proceed;
2. THAT development applications identified by Files 19T-10V004 and 19T-10V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 479 residential units (1,666 persons equivalent), pursuant to the terms and conditions of the Tri-Party Inflow and Infiltration Reduction Pilot Project Agreement between the City, York Region and the Huntington Landowners Trustee Inc.; and
3. THAT a copy of this report be forwarded to York Region.

**Contribution to Sustainability**

The availability of servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of our long term water supply;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

**Economic Impact**

There are no immediate budgetary impacts resulting from the adoption of this report.

**Communications Plan**

A copy of this report will be forwarded to York Region.

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#### **Purpose**

To recommend the allocation of servicing capacity to approved development applications pursuant to the City's Servicing Capacity Distribution Protocol and the Inflow and Infiltration Reduction Pilot Project Agreement.

#### **Background**

On October 29, 2013, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed sufficient servicing capacity available to support continued urban growth in the City over the next three years. Servicing capacity is available in the York/Durham Sewage System to accommodate approximately 12,900 new residents to 2017. This capacity was reserved for future consideration by Vaughan Council, either in conjunction with the next annual allocation report or over the coming year if a development application moves forward for approval.

Availability of this capacity is subject to the construction and anticipated in-service date for the Regional Southeast Collector (SEC) Sewer expected by Q4-2014. York Region has recently confirmed completion of the SEC project remains on schedule. Accordingly, on April 7, 2014, the Region's no pre-sale condition was cleared allowing pre-sales of allocated units dependent on the SEC project. Further, it is anticipated that York Region will release registration clearances this summer.

#### **Interim distribution of servicing capacity to approved development applications will facilitate development schedules**

Typically, the City's annual allocation update report is prepared following York Region's assignment of servicing capacity to individual local municipalities. This year, York Region's commitment is expected by early summer. In consideration of these timelines, Vaughan's next annual servicing capacity distribution report could be provided in September 2014. However, given the upcoming municipal election later this year, opportunities to report to Vaughan Council are limited.

In advance of the City's next annual update report, two approved development applications may proceed to receive allocation based on York Region's recent clearance for pre-sales. These two applications are described below.

On February 18, 2014, Vaughan Council approved Draft Plan of Subdivision File 19T-12V002, Maplequest (Vaughan) Development Inc. The proposed development is located within Block 40 (north of Major Mackenzie Dr. and west of Weston Road). The number of units proposed within this development totals 364 residential units (1,114 persons equivalent).

Draft Plan of Subdivision File 19T-12V009 Nine-Ten West Ltd. was approved by Vaughan Council on June 25, 2013. The proposed development is located within Block 11 at the northeast corner of Dufferin Street and Rutherford Road (Carville District Centre). The number of Phase 1 units proposed within this development total 400 residential units (1,224 persons equivalent).

Reserved capacity linked to completion of the SEC remains available for the above noted development applications. In order to meet the anticipated development schedules and to facilitate unit sales, it is recommended Vaughan Council grant allocation of servicing capacity to Draft Plan of Subdivision Files 19T-12V002 and 19T-12V009 at this time.

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#### **Servicing capacity for up to 1,607 units will be available to the Huntington Landowners Group (Block 61) upon successful completion of inflow/infiltration remediation work**

As part of the developer driven Inflow/Infiltration (I/I) Reduction Pilot Project, the Huntington Landowners Group (Block 61, located north of Major Mackenzie Drive between Huntington Road and Highway 27) continues to realize separate servicing capacity in the City's sewer system for further development in the Block. A list of I/I sources has been identified and approved by the City and York Region.

Theoretical analysis results of pre and post-remediation flow monitoring suggest a significant reduction in I/I will be achieved once remediation work is complete. Accordingly, based on York Region's assessment of I/I sources submitted, York Region released 1,607 units of servicing capacity to the City of Vaughan on March 14, 2014. There are no restrictions or triggers associated with this capacity. The release of this capacity is subject to the completion of all remediation works in the sewer system to the satisfaction of York Region and the City of Vaughan pursuant to the Tri-Party Agreement. Remediation works have been prioritized based on remediation potential and overall benefits to the system. Block 61 has initiated the remediation works and committed to completing all work by spring of 2015.

Block 61 has requested 479 units of capacity created by I/I reduction be allocated to Nashville Developments Inc. (File 19T-10V004), and Pinestaff Development Inc. (File 19T-10V005). In accordance with the Tri-Party Agreement, financial security equivalent to the estimated cost to complete the necessary remediation work and a commitment to the timely completion of same has been provided by the Developers' Group.

Accordingly, it is recommended servicing capacity for 479 residential units as realized through the Block 61 Inflow and Infiltration Pilot Project be allocated to the second phase of approved Draft Plan of Subdivision File 19T-10V004, Nashville Developments Inc. (401 units) and File 19T-10V005, Pinestaff Development Inc. (78 units).

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and,
- The demonstration of leadership and promotion of effective governance.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

#### **Regional Implications**

The City of Vaughan will continue to actively participate with York Region in all inflow and infiltration reduction programs and initiatives in order to satisfy the Ministry of the Environment conditions of approval for the Southeast Collector Sewer. Servicing allocation capacity provided as a result of inflow and infiltration realized through the Pilot Project shall conform to the terms of the Tri-Party Agreement.

#### **Conclusion**

In order to deal with priority low rise development applications approved since the City's last yearly update report, it is recommended available servicing capacity be allocated to approved Draft Plan of Subdivision Files 19T-12V002 (364 units) and 19T-12V009 (400 units).

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Based on the sources of I/I recently identified through the Block 61 Pilot Project, York Region released 1,607 residential units of servicing capacity to the City of Vaughan. In accordance with the Tri-Party Agreement between the City of Vaughan, York Region and the Huntington Landowners Group, it is recommended that 479 residential units of this capacity be allocated to approved Draft Plan of Subdivision File 19T-10V004, Nashville Developments Inc. (401 units) and File 19T-10V005, Pinestaff Development Inc. (78 units).

**Attachments**

None

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